

Town of Harpswell
Mitchell Field Committee Meeting
February 1, 2016

Attendees: Jane Covey, Don Miskill, Rob Roark, Nancy Sohl and David Chipman.

Also present: Ellie Multer.

A quorum was present. The meeting was called to order at 5:36 PM.

Meeting Minutes: The January 4, 2016 meeting minutes were approved as written [4-0-1].

Old Business: Action Items (not listed in any specific priority order)

- **Action Work List:** Tel-Com Conduit Repairs, pour concrete slabs on which to set granite benches, remove dead tree at entrance copse, repair trail ruts, asphalt road repairs, till and smooth lower meadow so it is usable as a grass playing area, remove remaining fence barb wire, burn or remove invasive plants debris at concrete pad, replace 5 2x4 posts on beach access trail, install 5 4x4 posts on new beach access trail, move barb wire from concrete pad, and Sentry Building Refurbishment.
- **Action item: Bluff Area Work Plan.**
- **Action item: Trim Oak trees at entrance and improve visibility of the entrance.**
- **Action item: Develop and implement invasive species mitigation and removal plan.**
- **Action item: Develop a strategic plan to upgrade and maintain the open meadows.**
- **Action Item: Pier Disposition and Boat Launch Public Information Action List:** Barney Baker Assistance, Pump House Cleanup, Town's Legal Cleanup Responsibility, Consulting Costs & Services, Pier Informational Package, Boat Launch Informational Package and Boat Launch Workshop.

New Business:

- **Recap of MF committee members meeting with other town committees:**
 - **Harbor & Waterfront** – Don met with the committee on January 5. They were very positive in their support for the report and the two major recommendations. They did want to see some sort of response in *The Harpswell Anchor* as it related to the January 2016 letter to the editor about the boat launch project at MF. They asked about what the town's responsibility would be if the pier is left to fall; we are still responsible to remove the debris and probably more expensive than removing the structure now. They also suggested that the BoS consider separating the two projects [pier removal and boat launch] doing the pier first. The price tag would be cheaper for the taxpayers. Kevin Johnson was in attendance.
 - **Harpswell Anchor Article** – Rob's article about the report and the public forum did appear in the February 2016 issue.
 - **Planning Board** – Recommended by H&W Cmte. Dave will coordinate with Jane.
 - **Recreation** – Don will brief them tonight. They haven't met since Nov. They have the report.
 - **Conservation Commission** – Jane meets with them on Wednesday.
 - **Town Lands** – Jane met with them on January 12. The committee had read the report. Don't feel we need another boat launch; we have plenty already. Especially over on the Harpswell Neck side; concerned about equity of locations in Harpswell. They did acknowledge that all current boat launch sites have limited or no parking. Questioned the idea of a mooring field in that area as it is exposed. Fishermen do not pull their boats; they have sheltered them from storms for all these years. It's too big and too expensive. They indicated the need for a town-wide strategic boat launch site plan. Jane indicated that we support their development of a plan addressing all the other town boat launch sites. Ken indicated that they would aim for 2017.

Town of Harpswell
Mitchell Field Committee Meeting
February 1, 2016

- **Marine Resource** – Don will follow up to see if they would like us to brief them.
- **2016 Budget Item for boat launches** – Ellie is proposing a small amount of money in the 2016 budget that would allow the town to see if they can reach agreements with abutting or nearby landowners to allow parking for boat launch users.
- **Public Forum** – There will be one public forum on March 1 at 6:30 PM following the HHLT Otter Brook presentation at the town office. Don will have posters to everyone by the end of the week. Put them up wherever you think appropriate.
- **Business Proposal for MF Business Zone** – The BoS has received a proposal from Lange Energy and Patriot Marine to establish a wood chip transfer facility in the MF Business Zone. Wood chips would be delivered on a daily basis during the week and staged in the lower meadow. Periodically, the chips would be loaded onto ships via a conveyor system using the existing pier structure. This operation would require infrastructure upgrades to the lower meadow and the entire pier structure. BoS workshop with the representatives on Monday, January 25 attended by Jane, Rob, Mike and Nancy.
 - Truck traffic is projected to be 25 daily loads in an 8-hour day. ~250,000 tons per year.
 - State is interested in promoting wood chip production.
 - It is not a marine-related business. Heavier industrial operation than envisioned for MF.
 - Initial one-year lease with four-year lease follow-on.
 - Conveyor to the pier would limit clearance heights for boat launched at the site.
 - Concern about the noise, traffic and wear & tear impacts on the field and on Routes 123 & 24.
 - Infrastructure work required on the lower meadow to make it suitable for heavy truck traffic.
 - Concerns about fire hazard.
 - Want to do very minimal work to the pier and dolphins so the conveyor can be built and a ship secured for loading. Not sure they fully understand how much work needs to be done to the pier.
 - What facilities would be needed at the lower meadow for workers?
 - No jobs for Harpswell. What are its benefits for Harpswell?
 - What happens if the operation doesn't succeed?
 - Ellie indicated they wanted a quick response as they had 3 - 4 other sites under consideration.
 - The following motion was made and approved [6-0-1].

Motion: Recommend that the Board of Selectmen not pursue the possible opportunity for a wood chip staging and loading operation in the Mitchell Field Business Zone.

- **HCA Propeller Project** – HCA representatives met with the BoS on Thursday, January 28 to present their project. There will be a workshop in the next few weeks with more detail. The BoS would like to see a written proposal. HCA wants to implement the Propeller Project.
 - An incubator site to establish pilot programs which would launch student ideas for entrepreneurial initiatives. For example: solar powered boats, aquaculture [both ocean and land], and solar farm.
 - Primary focus is on the Mitchell Field Business Zone. They would also like to use part of the Administrative building for a performance site. It should be noted that the Harpswell Neck Library Association is still looking at using a portion of the same building for its location. HCA would tear down the existing garage building, use the concrete pad where the metal framework once stood, and build another building in the area of the small building that was demolished a few years back.
 - See it as a partnership with the town. What does that mean? What revenues would the town realize from this project?

Town of Harpswell
Mitchell Field Committee Meeting
February 1, 2016

- There is corporate interest in the project.
- They raised several concerns: boat launch traffic and dog feces polluting the water along the shore, impact on in-ocean aquaculture.
- Ellie indicated that for the BCS there is a lot more work to be done.
- **Update on Town Warrant Articles related to MF** – There are four articles slated to be on the 2016 warrant for the town meeting. Kristi stated that the warrant numbering may change but the articles themselves are set.
 - **Art. 31** - \$33,300 for normal maintenance expenses for mowing, electricity, toilets and signage. It includes \$22,000 for removal of the water tower.
 - **Art. 32** - Acceptance of the MF Committee Report.
 - **Art. 33** - \$150,000 to remove the pump house debris. Unspent funds to MF Reserve Account.
 - **Art. 34** – \$30,000 for consulting services. Grants could reduce the amount by up to \$15,000.
- **Preparation for Town Meeting:**
 - Reviewed the *Mitchell Field Waterfront Vision and Warrant Action Plan 2016* (see handouts).
 - Reviewed the *Question and Answer for the Mitchell Field Waterfront Vision* (see handouts).
 - Need more info for the Q&A document. More info about users.
 - Jane will prepare a power point presentation for the public forum. Don and Rob will review.
- **Ellie's Challenge** – It is apparent that recreation is the primary focus at Mitchell Field. How do we implement that idea? Campground? Do we have an entrepreneur come in? Think about it. Don will forward the joint review done several years ago.
- **Action items:** Delete “front gate parking area expansion site plan” as we do not yet know how the boat launch traffic issue will affect entrance road plans.

Handouts:

- Michael R. McCabe memo *Proposal by Lange Energy* dated January 26, 2016
- Draft *Mitchell Field Waterfront Vision and Warrant Action Plan 2016*.
- Jane Covey email, *Re: Meeting Reminder, Agenda and Draft Minutes*, dated 1/4/2016 at 2:03 PM.
- Memo, *Proposed 2016 Warrant Articles for Mitchell Field*, dated December 14, 2015

Next Meeting:

- Public Information Meeting on March 1 at 6:30 PM at the Town Office
- MFC meeting on March 7, 2016 at 5:30 PM at the Town Office
- Town Meeting at Harpswell Community School on March 12, 2016 at 8:00 AM.
- MFC meeting on April 4, 2016 at 5:30 PM at the Town Office
- MFC meeting on May 2, 2016 at 5:30 PM at the Town Office

The MFIC Meeting adjourned at 6:43 PM

Respectfully submitted,
Don Miskill, Secretary